

127.0

0001

0019.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

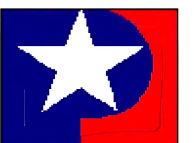
907,000 / 907,000

USE VALUE:

907,000 / 907,000

ASSESSED:

907,000 / 907,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
28	28A	ALBERMARLE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	HARRISON ERIC M/ELIZABETH A
Owner 2:	
Owner 3:	

Street 1: 28 ALBERMARLE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: SARJEANT JOAN L -

Owner 2: -

Street 1: 28 ALBEMARLE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 2,627 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2868 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2627		Sq. Ft.	Site		0	70.	1.90	8									349,167						349,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	2627.000	557,800		349,200	907,000		81636
Total Card	0.060	557,800		349,200	907,000	Entered Lot Size	GIS Ref
Total Parcel	0.060	557,800		349,200	907,000	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	316.25	/Parcel: 316.2	Land Unit Type:	Insp Date

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	557,800	0	2,627.	349,200	907,000	907,000	Year End Roll	12/18/2019
2019	104	FV	407,600	0	2,627.	349,200	756,800	756,800	Year End Roll	1/3/2019
2018	104	FV	379,500	0	2,627.	309,300	688,800	688,800	Year End Roll	12/20/2017
2017	104	FV	355,800	0	2,627.	259,400	615,200	615,200	Year End Roll	1/3/2017
2016	104	FV	355,800	0	2,627.	259,400	615,200	615,200	Year End	1/4/2016
2015	104	FV	317,000	0	2,627.	224,500	541,500	541,500	Year End Roll	12/11/2014
2014	104	FV	317,000	0	2,627.	217,000	534,000	534,000	Year End Roll	12/16/2013
2013	104	FV	295,000	0	2,627.	206,500	501,500	501,500		12/13/2012

Parcel ID 127.0-0001-0019.B

!9816!

**PRINT**

Date

Time

12/11/20

00:13:45

**LAST REV**

Date

Time

10/06/20

10:53:35

mmcarkin

9816

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SARJEANT JOAN L	40139-6		7/25/2003	Mult Lots	532,500	No	No		
MERRIAM HENRY F	38051-411		2/21/2003	Family		1	No	No	
	19799-186		5/1/1989			1	No	No	A

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/22/2018	1195	Porch	23,900	C					10/6/2020	Mail Update	MM	Mary M
7/13/2017	788	Redo Kit	71,866	C					5/19/2018	MEAS&NOTICE	HS	Hanne S
7/24/2012	924	Dormers	73,000					30 ft dormer on ri	1/7/2013	Info Fm Prmt	BR	B Rossignol
7/8/1993	310	Manual	6,000					V/SIDING	10/27/2008	Meas/Inspect	189	PATRIOT
									11/6/2003	MLS	HC	Helen Chinal
									2/5/2000	Inspected	264	PATRIOT
									11/29/1999	Measured	264	PATRIOT
									12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																					
Type: 13 - Multi-Garden	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 2	Total: 2	Full Bath: 1	Rating: Average	A Bath: 2	Rating: Very Good	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:																
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:																														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	<b>OTHER FEATURES</b>				RESIDENTIAL GRID																									
Kits: 1	Rating: Very Good	A Kits: 1	Rating: Average	Fpl:	Rating:	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 2				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
Alt LUC:	Alt %:	Jurisdct: G14	Fact: .	Const Mod:	CONDO INFORMATION				Other																								
Lump Sum Adj:					Total Units:					Upper																							
<b>GENERAL INFORMATION</b>				Floor:					Lvl 2																								
Grade: C - Average	Year Blt: 1922	Eff Yr Blt:		% Own:					Lvl 1																								
Alt LUC:				Name:					Lower																								
Jurisdct: G14	Fact: .	Const Mod:	DEPRECIATION				Totals	RMs: 12	BRs: 4	Baths: 1	HB																						
Lump Sum Adj:					Avg Ht/FL: STD	Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL																				
<b>INTERIOR INFORMATION</b>				Prim Int Wall: 2 - Plaster	Functional:		%	Interior:	2	6	2																						
Sec Int Wall:		Economic:	%	Additions:				Kitchen:																									
Partition: T - Typical		Special:	%	Baths:				Plumbing:																									
Prim Floors: 3 - Hardwood		Override:	%	Electric:				Electric:																									
Sec Floors:		Total:	18.6 %	Heating:				Heating:																									
Bsmnt Flr: 12 - Concrete				General:				General:	2	12	4																						
Subfloor:		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>RES BREAKDOWN</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>															
Bsmnt Gar:		Basic \$ / SQ: 170.00	Size Adj.: 1.01610875	Const Adj.: 0.98990101	Adj \$ / SQ: 170.994	Other Features: 136500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
Electric: 3 - Typical		LUC Factor: 1.00	Adj Total: 685216	Depreciation: 127450	Final Total: 557765	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor: 1.00	Before Depr: 170.99	Special Features: 0	Val/Su Net: 136.72	Final Total: 557800	Val/Su SzAd: 194.49	BMT	Basement	1,056	51,300	54,171														
Insulation: 2 - Typical		Adj Total: 685216	Depreciation: 127450	Final Total: 557765											FFL	First Floor	1,056	170,990	180,570														
Int vs Ext: S															SFL	Second Floor	1,056	170,990	180,570														
Heat Fuel: 1 - Oil															TQS	3/4 Story	756	170,990	129,271														
Heat Type: 3 - Forced H/W															WDK	Deck	96	15,840	1,520														
# Heat Sys: 2															OPF	Open Porch	60	43,560	2,613														
% Heated: 100		% AC:																															
Solar HW: NO		Central Vac: NO																															
% Com Wall		% Sprinkled:																															
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 127.0-0001-0019.B				<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>																
<b>SPEC FEATURES/YARD ITEMS</b>				Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												